

Mayor Arnold
Introduced by

Planning
Prepared by

Plan Commission,
Referred to

February 21, 2017
Date

RESOLUTION R-51-17

**A RESOLUTION APPROVING COMPREHENSIVE DEVELOPMENT PLAN AMENDMENT 2
FOR STONER PRAIRIE, CDP(A)-2136-17**

WHEREAS, Chris Ehlers, agent for Fitchburg Campus LLC, has submitted a request for Amendment 2 to the Comprehensive Development Plan for Stoner Prairie, and

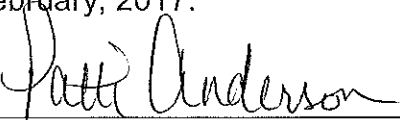
WHEREAS, the Plan Commission reviewed the request at a meeting on February 21, 2017, and

WHEREAS, the Plan Commission has reviewed and recommended approval of such request with conditions.

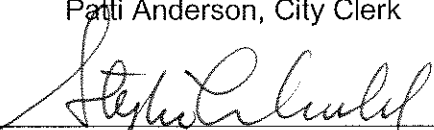
NOW, THEREFORE, BE IT HEREBY RESOLVED that the City Council of the City of Fitchburg, Dane County, Wisconsin hereby approves amendment 2 to the Stoner Prairie Comprehensive Development Plan, CDP(A)-2136-17, subject to the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) Future approvals, including Land Division, Rezoning, Conditional Use Permit and Architectural Design Review will need to be obtained prior to issuance of any permit.
- 3.) Applicant shall obtain an Erosion Control & Stormwater Management Permit (ECSWM) prior to issuance of any permit.
- 4.) A stormwater maintenance agreement will be required for the necessary private stormwater management practices approved by the City.
- 5.) Prior to any land division approval, applicant shall work with Public Works to identify and address right-of-way and road design impacts at Seminole Highway and Astor Drive due to the proposed change in use.

Adopted by the City Council of the City of Fitchburg at a regular meeting held this 28th day of February, 2017.



Patti Anderson, City Clerk



Stephen L. Arnold, Mayor

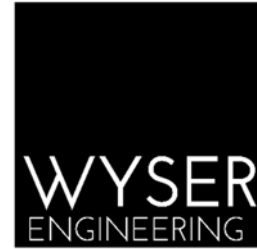
Comprehensive Development Plan Amendment Two Stoner Prairie Neighborhood

Fitchburg, Wisconsin
January 23, 2017

Revised: February 8, 2017

Prepared For: Fitchburg Campus, LLC

Wyser Engineering Project No.: 16-0358



BLACK HAWK
CHURCH



WYSER ENGINEERING

312 E. Main Street Mt. Horeb, WI 53572 (608) 437-1980 | (608) 843-3388

www.wyserengineering.com

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EXHIBITS

Exhibit 1	Project Concept
Exhibit 2	Project Plan & Conceptual Layout
Exhibit 3	Land Use
Exhibit 4	Zoning Plan

Future questions and comments can be directed to:

Engineer	Owner	Buyer
Wyser Engineering, LLC	Fitchburg Campus, LLC	Blackhawk Evangelical Free Church, Inc.
Wade Wyse, P.E. Principal –Project Manager	Chris Ehlers Managing Member	Darren DeKeyser Director of Operations
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1.0 Introduction

The Stoner Prairie Neighborhood Comprehensive Development Plan (CDP) was adopted by the City of Fitchburg August 25, 2015 and amended on November 24, 2015. The CDP and associated amendment established the framework for residential (single family and multi-family) and industrial-commercial development for the 95-acre project area located near the northeast and northwest quadrants of the Lacy Road/Seminole Highway intersection (**Exhibit 1**) all within the North Stoner Prairie Neighborhood and associated neighborhood plan.

The CDP included a mix of single family and multi-family for the section of Dunn property east of Seminole Highway, south of Dunn O'Brien Street (now platted as Astor Drive). An initial CDP Amendment revised this to include only multi-family units in this area. This second CDP Amendment proposes to remove the multi-family and Street E and replace it with a single lot place of worship over the entire CDP amendment area (**Exhibit 2**). The following sections describe the changes to the initial and amended CDP.

2.0 Proposed Development

2.1 Proposed Site Plan

The initial CDP proposed single-family for the O'Brien property and part of the eastern Dunn property with 146 lots on 49 acres with a net density of 3.0 DU/Ac. Townhomes were proposed for the remaining eastern Dunn property with 30 units on 5.0 acres with a net density of 6.0 DU/Ac. The amendment to the CDP revised this to include 137 single-family lots on 45 acres with a net density of 3.0 DU/Ac. Townhomes were increased to 51 units on 9 acres for a density of 5.9 DU/Ac. Note that one additional lot was added to the O'Brien property during the final platting process at the request of the Mayor increasing the total single-family lots to 138, maintaining a net density of 3.0 DU/Ac.

The North Stoner Prairie Neighborhood plan called for a potential place of worship on the south end of the O'Brien property. During the CDP process this was eliminated as there was no marketplace need for the place of worship and there was a need for single family homes. A need has now arisen for the place of worship. This is proposed to be placed in the multi-family PDD zoning lots as added within the CDP amendment on the Dunn property. **Exhibit 2** shows the proposed site plan adding a multi-family classification for HDR land use and R-M zoning which has a conditional use requirement for a place of worship. Note, a conditional use will be requested for this proposed place of worship.

2.2 Proposed Development Mix

The initial CDP and CDP Amendment 1 proposed a mix of lot sizes and building types which are identified on **Exhibit 2**. The proposed amendment removes the TH-D district, eliminating the Townhomes. It will be replaced with the original plan intent of MF-D district or R-M zoning which includes a conditional use for a place of worship. The revised development mix is as follows:

MF-D (Place of Worship) – Single lot place of worship with multi-purpose meeting spaces of varying sizes for various gatherings along with site stormwater management is proposed for part of the eastern Dunn property, adjacent to Seminole Highway, south of Dunn O’Brien Street (now plated as Astor Drive).

2.3 Stormwater Management

The impervious surface ratio for this lot remains the same, assumed to be 65% impervious. The approved stormwater management plan for the final plat of the first phase of the O’Brien single family residential and Dunn CSM includes a safe downstream conveyance of the stormwater runoff from the entire site within the storm sewer lateral located on the northeast corner of the site. All other stormwater management requirements for the site will be provided within a private on site stormwater management system that will be part of a recorded stormwater maintenance agreement with the City of Fitchburg.

2.4 Consistency with Adopted Plans

The proposed CDP amendment is consistent with the North Stoner Prairie Neighborhood Plan and the City of Fitchburg Comprehensive Plan which designates the eastern Dunn property as medium or low density residential. A place of worship is a conditional use under the residential zoning in the City of Fitchburg. In addition, the North Stoner Prairie Neighborhood Plan suggested a new school or church within the residential areas north of Lacy road and adjacent to the existing Savannah Oaks Middle School. The proposed location still provides the desired intent to add a place of worship within the residential areas of the larger neighborhood and will provide a buffer between the planned industrial west of Seminole Highway and the single family lots east of the place of worship.

2.5 Proposed Land Use

There is no change in the land use from the CDP amendment other than the removal of the public street. The place of worship will fit under the medium density residential (MDR) classification. Street E will be removed and replaced with the MDR classification. **Exhibit 3** shows the proposed land uses.

Total multi-family Site Acreage

MF-D 9.9 Acres

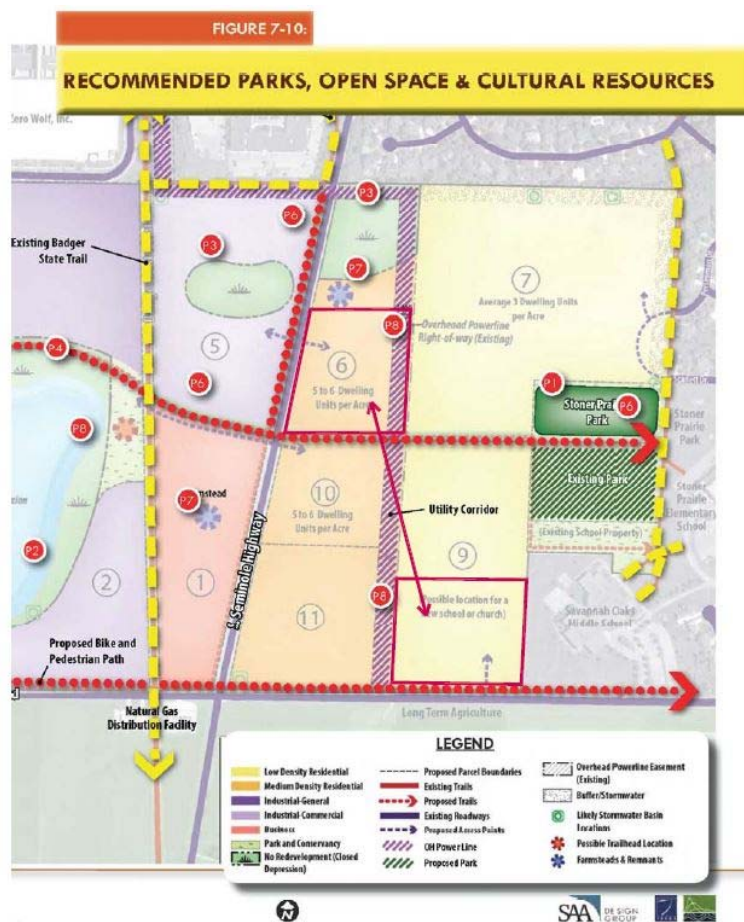
Approximately 65,000 SF building footprint (including potential future expansion)
65% maximum ISR for the property

2.6 Proposed Zoning

The original CDP included PDD and R-L zoning for the TH-D and SF-C areas. This was revised in the CDP Amendment 1 to all PDD zoning and all TH-D areas. This amendment will change the PDD areas into R-M zoning with the intent to have a conditional use request approval for a place of worship. The P-R area on the south side of the lot remains in place for a potential bike trail. Exhibit 4 shows the proposed final zoning for the Stoner Prairie Neighborhood. The zoning will be phased per the development schedule shown in the initial CDP which shows this area as part of Phase II.

3.0 Estimated Change in Assessed Value

Consideration of the estimated change in assessed value should include discussions relative to the North Stoner Prairie Neighborhood Plan reference to a church location within the area of the approved Stoner Prairie Preliminary Plat. Please note the following, modified Figure 7-1: Land Use Recommendations from the North Stoner Prairie Neighborhood Plan:

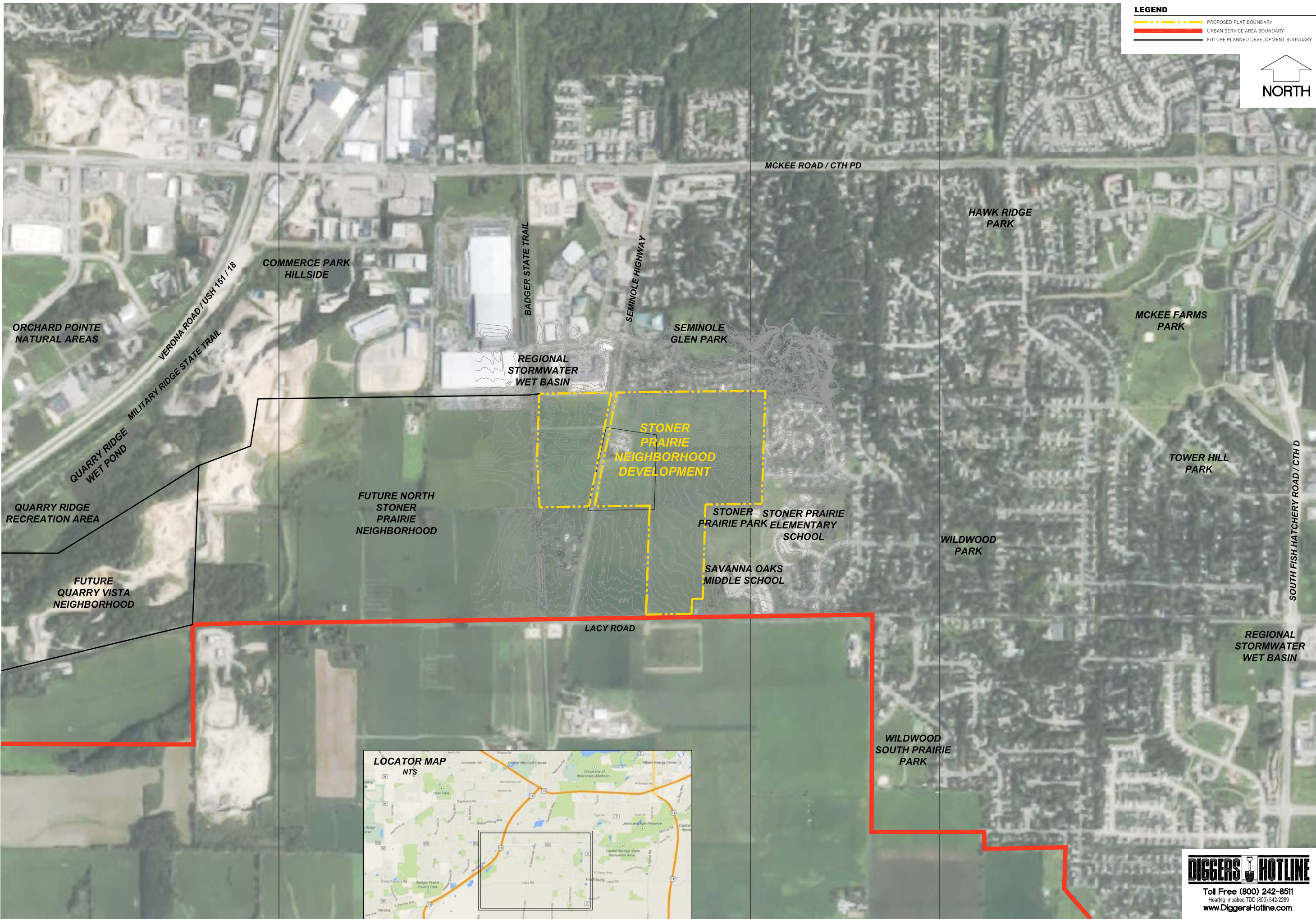


4.0 References


1. City of Fitchburg Comprehensive Plan, Chapter Four: Land Use, adopted March 2009, rev. Dec 2013
2. North Stoner Prairie Neighborhood Plan. November 2013
3. Comprehensive Development Plan Stoner Prairie Neighborhood. August 2015
4. Comprehensive Development Plan Amendment One Stoner Prairie Neighborhood. October 2015

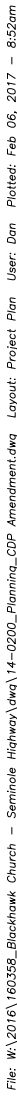
Exhibits

Exhibit 1	Project Concept
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Sheet Title: PROJECT PLAN & CONCEPTUAL LAYOUT

Graphic Scale	
Wyser Number	16-0358
Set Type	PLANNING
Date Issued	01/05/2017
Sheet Number	EX. 2



EXTENSION OF SUB-ZERO CAMPUS

PAYNE & DOLAN

TOTAL SITE AREA - 94.6

AREA WEST OF SEMINOLE HIGHWAY - 21.7 AC		
UNIT TYPE		COUNT
I-C	(INDUSTRIAL COMMERCIAL AREA)	15.8 AC

TOTAL AREA EAST OF SEMINOLE HIGHWAY - 72.9

ROW TAKING - 0.3 AC

TOTAL AREA OF PLACE OF WORSHIP EAST OF SEMINOLE	
HIGHWAY - 9.9 AC	
UNIT TYPE	COUNT
MF-D (PLACE OF WORSHIP)	9.9 AC

TOTAL AREA OF THE SINGLE FAMILY RESIDENTIAL EAST OF SEMINOLE HIGHWAY - 45.4 AC	
UNIT TYPE	COUNT
SF-A 85'X160'	20 UNITS
SF-B 80'X125'	78 UNITS
SF-C 80'X145'	39 UNITS

TOTAL UNITS	137 UNITS
DENSITY	3.0 DU/AC

NOTE: LAYOUT OF INDIVIDUAL LOTS ARE PRELIMINARY.

LEGEND (PROPOSED)

- | | |
|-------|----------------------------|
| ————— | CDP AMENDMENT AREA |
| ----- | PROPOSED PROPERTY BOUNDARY |
| ----- | EASEMENT |
| ----- | BUILDING SETBACK |
| ————— | ROADWAY CENTER LINE |
| ----- | RIGHT OF WAY LIMITS |



DEVORO DRIVE

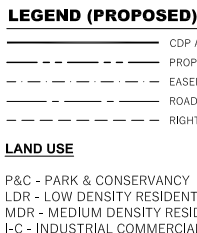


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PLACE OF WORSHIP

CITY OF FITCHBURG, DANE COUNTY, WI

Sheet Title: LAND USE

[illegible]

PLACE OF WORSHIP

CITY OF FITCHBURG, DANE COUNTY, WI

Sheet Title: ZONING PLAN

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